

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **JANUARY 25, 2005** HELD IN THE TOWN COUNCIL **CHAMBERS**, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 9:00 A.M. by Chair Baily.

ATTENDANCE

Members Present:

Anthony Ghiossi, Senior Building Inspector
Fletcher Parsons, Associate Engineer
Judie Gilli, Assistant Planner
Julie Linney, Fire Department
Randy Tsuda, Assistant Community Development Director
Sandy Baily, Associate Planner
Vu Nguyen, Assistant Planner

PUBLIC HEARING

ITEM 1: 642 San Benito Avenue
Architecture and Site Application S-05-038

Requesting approval to demolish a pre-1941 single family residence and to construct a new residence on property zoned R-1D. APN 410-14-003.

PROPERTY OWNER/APPLICANT: Thomas Schaub

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was not present
4. Members of the public were not present.
5. Public hearing closed.
6. *Parsons* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - As required by Section 29.20.150 of the Town Code for Architecture and Site applications. The considerations required by Sec. 29.20.150 of the Town Code were all made in reviewing this application.
 - As required by Section 29.10.09030(e) of the Town Code for the demolition of a single family residence:
 1. The Town's housing stock will be maintained in that the house will be replaced.
 2. Although the house has historic significance, based on the findings and letter from the Civil Engineer and based on the photo documentation, it has been determined that the house is deteriorated to a condition beyond repair.
 3. The property owner has no desire to maintain the structure.
 4. The economic utility of the structure is in fair condition.
 - The application is Categorically Exempt from CEQA, Section 15303.

7. *Ghiossi* seconded, motion passed unanimously.
8. Appeal rights were cited.

PUBLIC HEARING

ITEM 2: 16670 Kennedy Road
Architecture and Site Application S-04-054

Requesting approval of a first and second story addition which is greater than 800 square feet and will result in a technical demolition and new house on property zoned HR-1. APN 532-13-001.

PROPERTY OWNER/APPLICANT: Lynn Anne and Kelly Heil

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced
4. Members of the public were present:
Sandra Campbell, neighbor, expressed concern that the fence should be relocated to follow the property line.
Barbara Schmidt, and Kathy Schmidt, neighbors, expressed concern that the remodel was for a two-story addition. Views and privacy were a concern.
5. Public hearing closed.
6. *Linney* moved to continue the matter to a date uncertain.
7. *Ghiossi* seconded, motion passed unanimously.
8. This matter will be re-noticed for a public hearing.

ITEM 3: 310 Santa Rosa Drive
_____Architecture and Site Application S-05-17

Requesting approval to construct a second story addition to a single family residence that will result in a home that exceeds the Floor Area Ratio on property zoned HR- 2 1/2. APN 527-55-036.

PROPERTY OWNER/APPLICANT: John Versgrove

Deemed incomplete by Planning Division. Does not need to return to Development Review Committee. Scheduled for the Planning Commission Meeting of February 9, 2005.

ITEM 4: 15350 Winchester Boulevard
Planned Development Application PD-04-5
Negative Declaration ND-05-04

Requesting approval to change the General Plan designation from Low Density Residential and Neighborhood Commercial to Medium Density Residential and to change the zone from R-1:8:PD to RM:5-12:PD to demolish the motel and restaurant and to construct 33 residential units. No significant environmental impacts have been identified and a mitigated Negative Declaration is recommended. APNS 424-29-024 through 026

PROPERTY OWNER: Donald Bersano
APPLICANT: Santa Clara Development Co.

Deemed incomplete by Planning Division. Does not need to return to Development Review Committee. Scheduled for the Planning Commission Meeting of February 9, 2005.

ADJOURNMENT

Meeting adjourned at 9:50 A.M. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.

Sandy L. Baily, Associate Planner

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